



Town of Groton - Public Works

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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, and John Webster.

Thursday, March 17, 2005

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison and John Webster

The meeting was called to order at 7:02 pm. Mr. Morrison arrived at 7:08 pm.

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings and Grounds and Colleen Quattromani, Recorder.

Also present: David Miner, RTM Representative.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

P-2005-0001 APPROVAL OF MINUTES

A motion was made by Austin-LaFrance, seconded by Webster, to approve the meeting minutes of March 3, 2005 as written.

The motion carried by the following vote:

Votes: In Favor: 4 - DeMatto, Austin-LaFrance, Monteiro and Webster

Non-voting: 1 - Morrison

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Mr. Webster reported that he and Mr. Monteiro joined JCJ, the State Archaeologist and Town staff on the site walks for the school building projects.

(b) Department of Public Works Staff

Mr. Norris told the Committee that the staff had finalized the contract language for the Environmental Engineering Services and were waiting for the contract to be signed. Town staff will meet with Gilbane on March 18th to work on the contract language for Construction Management Services before the contract goes to the Town Attorneys for review.

Mr. Norris told the PSBC that Town Attorney, Hal Calmar, would talk to the Committee to explain how Project Labor Agreements work. The entire Committee agreed they desired the meeting.

(c) Board of Education Staff

Mr. Greenleaf reported on several items, first he told the Committee that the Naming Committees had submitted two names for each of the new schools to the administration for final selection. Names should be announced at the next regular meeting and allow the development of "themes" to begin.

Mr. Greenleaf told the Committee that letters were sent to State Senator Cathy Cook and Representative Lenny Winkler to remind them of their discussion with Groton school

administrators about the Town's grant for the school building project. Mr. Greenleaf said he did not expect a problem with the grant as the Town has a high priority but wants State Legislators to be aware of the Town's interests.

There was also discussion on the school calendar. Mr. Greenleaf says the BOE is working to start the school year as early as possible. Mr. LaFrance reported hearing rumors that a school calendar had already been announced and having received calls questioning that schedule. Mr. Greenleaf said no schedule has been announced as it is not complete. Mr. Webster wondered if all the schools needed to be on the same schedule and was told that among other considerations it is the cost of busing which requires the uniformity. Mr. DeMatto asked the PSBC be kept informed of the school schedule. Mr. Greenleaf mentioned that he and the superintendent have thought of using the Town GPS program to announce the calendar when it is ready.

Finally, Mr. Greenleaf reported that the BOE has verified the program space list provided by JCJ for the spaces for the High School and the elementary schools.

(d) Jeter, Cook & Jepson

JCJ began their report to the PSBC with the updated Project Task Status Report. Mr. Smolley reported a JCJ meeting with staff, including Mr. Schneider, Mr. Greenleaf, the police, fire officials, and planning to discuss security design parameters. JCJ's contractor Ducibella Venter & Santore attended the meeting to talk about security design with the Committee. Surveying has been completed at Freeman Hathaway and Fitch High School and elements of those surveys were seen in the architect's presentations later in the discussion. Mr. Smolley told the Committee that JCJ would talk about building systems, the "building envelope" during the special meeting of the PSBC on March 31st. At the regular meeting on April 7th, JCJ will bring CES back to talk about lighting both artificial and day lighting and a little more about design in general. At that time JCJ will also talk about site issues and bring the landscape architect

Bob Ducibella then presented the Committee with a handout which outlined risk profile elements and the risk reduction tools Ducibella Venter & Santore use to create a security design program. Traditional security systems used alarm systems that protected buildings from night intrusions but did not make buildings safe during the day. Ducibella's concept for security design highlights the use of architectural design to make the school safe. The companies risk reduction tools include architectural building features and design elements, physical security features, electronic security systems, security staffing and security related policies and procedures. During the meeting with JCJ and Town staff, Groton police and fire response to emergencies at these buildings was discussed to aid in the development of an appropriate security design. Chairman DeMatto asked if the security system developed for the High School would be extended into the old sections of the school. Mr. Smolley said that similar to the technology issues the security will be extended as far as possible. Mr. Ducibella said building in physical and electronic flexibility in the design would be important to the project.

After the security design presentation Mr. Smolley moved on to discuss the letter from Mr. Bellantoni, the State Archaeologist. Though an archaeological survey is recommended Mr. Smolley explained that the Town has not been mandated to do further work or to stop the school building project. The Town will take the recommended action and a mutually agreeable course of action for any sensitive sites will be developed. Mr. Monteiro quoted Mr. Bellantoni as saying anything of interest found may be moved and preserved in another appropriate location. Mr. Smolley said a proposal for an archaeological survey will be ready by March 31st. Topographical work will commence now that Mr. Bellantoni has made his tour of the site. In further discussion of the "King" property Mr. Smolley said that JCJ would approach Groton Utilities to bury the power lines now crossing overhead on the site.

The archaeologist's letter also spoke of the paupers cemetery located next to the High School and recommended ground penetrating radar surveying if ground disturbances were planned around

the edge of the cemetery. Mr. Smolley said that though there was no construction planned for that area the public might feel better if the survey was done and is preceding to obtain a cost estimate.

Mr. Smolley introduced Mr. Cali, JCJ's Director of Design and lead architect for the High School project. Mr. Cali talked of the potential placement of the addition to the High School showing two schemes identified by cardinal positioning. The north side of the property is a possibility even though it requires demolishing some of the existing school prior to construction. The east side is perhaps the most viable option. Both schemes are two story and use the same footage. JCJ is working with the administrators desire to create a small school feeling using clusters to make "schools" within a larger school. The design needs to consider public spaces that accommodate large groups and the flow into the smaller cluster classroom spaces. Another challenge in the design will be keeping parity between the addition and the older sections of the school. Mr. LaFrance questioned the sketches presented asking why three separate spaces were being shown for the addition. Vice-Chairman Lange also reacted to the sketches saying that it would be very costly with all the outside walls presented. Mr. Smolley and Mr. Cali explained that the presentation drawings were concepts and not design. Vice-Chairman Lange asked where the PSBC could see examples of cluster style schools. Mr. Cali believes that Greenwich, Fairfield and perhaps Stamford currently use the cluster concept.

Mr. Smolley introduced Mr. Hoagland, the lead architect for the elementary schools. The Committee was told that Mr. Cali and Mr. Hoagland will be knowledgeable about both projects and may substitute for one another at PSBC presentations. Mr. Hoagland held numerous meetings with school administrators to find out how the elementary schools will operate to develop the design concept for the new elementary schools. Mr. Hoagland had several bubble diagrams showing possible layouts for the new school on for the Freeman Hathaway site. One drawing considers using portions of the existing building in the new school. Other considerations in the building placement were site access issues and how the school worked in the feeling of the neighborhood.

5. RECEIPT OF SUBCOMMITTEE REPORTS

None.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

Chairman DeMatto confirmed the special PSBC meeting of March 31st and reminded the group that it would be held at Fitch High School in the band room at 7:00 pm.

8. OTHER BUSINESS

Mr. Webster told the Committee about an upcoming High Performance Schools seminar. Mr. DeMatto said the Committee would hold off making a decision about going till JCJ gave the PSBC a recommended reading list.

9. ADJOURNMENT

The meeting was adjourned at 9:05 pm.